LOT 5 COLUMBIA MEADOWS S/D.
670-132, 894-2432, QC 1014-2839,

FLORES RICARDO/FLORES MARIBEL
P O BOX 2298
LAKE CITY, FL 32056-2298

2026

11-5S-16-03564-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

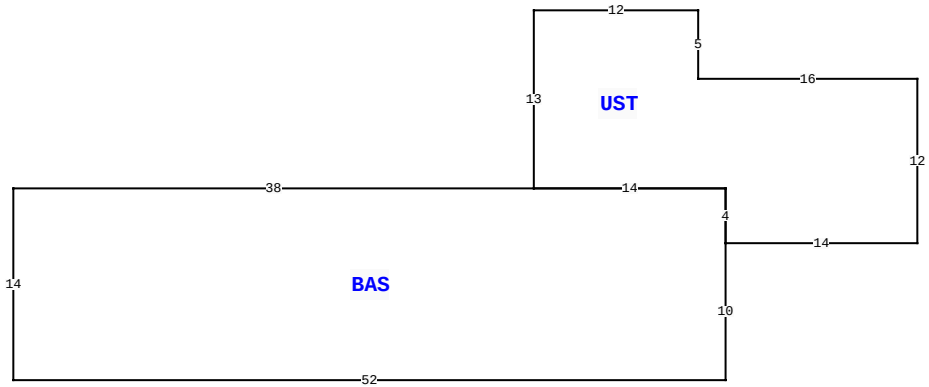
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	41,366
UST	340	45		153	8,693
TOTALS	1,068			881	50,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	881	109.9000	103.31	91,016	1985	1985	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 728 HX Base Yr



493 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,835
TOTAL MARKET OB/XF VALUE	12,750
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	180,585
SOH/AGL Deduction	46,444
ASSESSED VALUE	134,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,141
TOTAL JUST VALUE	180,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,585

XFOB:3:1: ALL MH
XFOB:1:1: SAND M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050870	Electrical Servic	0	09/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1014/2839	5/11/2004	QC	Q	I	01	15,000
GRANTOR: GONZALES JR						
GRANTEE: FLORES						
0894/2432	1/07/2000	WD	Q	I		65,000
GRANTOR: MORRIS CAROLL						
GRANTEE: FLORES & FLORES (1/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S14 E52 N10 UST= E14 N12 W16 N5 W12 S13 E14 S4$N4 W14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 09/19/2019 BY BC Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

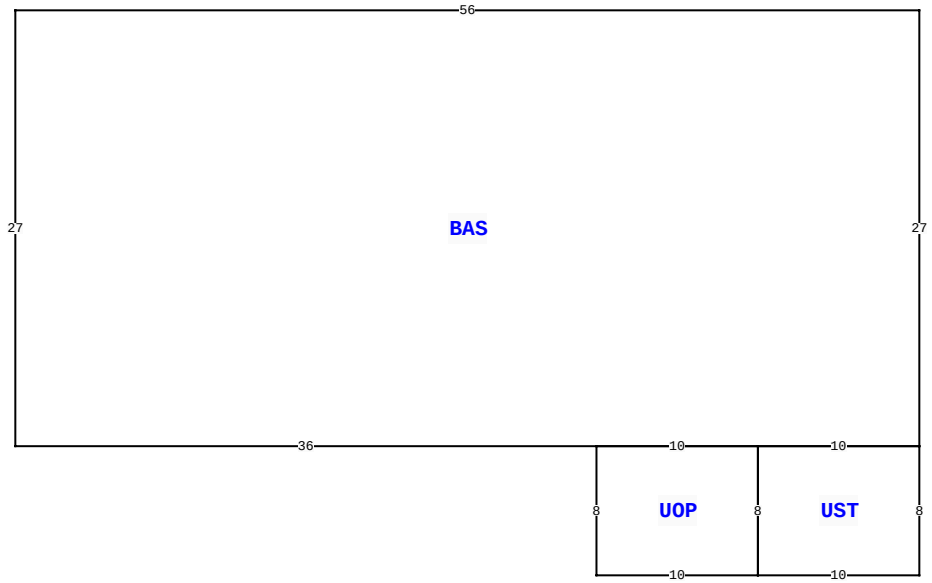
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 11516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	65,355
UOP	80	25		20	865
UST	80	45		36	1,556
TOTALS	1,672			1,568	67,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,568	83.6100	78.59	123,229	1978	1978	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr



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0894/2432	1/07/2000	WD	Q	I		65,000
GRANTOR: MORRIS CAROLL						
GRANTEE: FLORES & FLORES (1/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E36 UOP= S8 E10 N8 W10$ E10 UST= S8 E10 N8 W10$ E10 N27$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/19/2019 BY BC Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS